

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5492

AN ORDINANCE rezoning approximately 16.25 acres located Northwest of the interchange of I-405 and SR 520 from R-15 and Light Industrial to R-20 on application of Panfilo Morelli (commonly known as the Cedar Terrace rezone).

WHEREAS, Panfilo Morelli filed an application to rezone approximately 16.25 acres located in Bellevue Northwest of the interchange of I-405 and SR-520 from R-15 and Light Industrial to R-20; and

WHEREAS, on August 15, 2002, a public meeting was held on the rezone application; and

WHEREAS, on August 14, 2003, a hearing was held before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on September 4, 2003 the Hearing Examiner recommended approval of the rezone application and made and entered findings of fact and conclusions based thereon in support of that recommendation, and no timely appeal thereof has been filed; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner and has determined that the public use and interest will be served by approving the rezone of said property from R-15 and Light Industrial to R-20; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the Findings of Fact and Conclusions based thereon, made and entered by the Hearing Examiner in support of the recommendation to the City Council with regard to the hereinafter described property as set forth in "Findings, Conclusions and Recommendations of the Hearing Examiner for the City of Bellevue in the Matter of the Application of Panfilo Morelli (Cedar Terrace Rezone), for Approval of a Rezone to R-20 of 16.25 Acres of Land located Northwest of the Interchange of I-405 and SR-520, File No., 02-131173-LQ."

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Section 2. The following described property is reclassified from R-15 and Light Industrial to R-20:

That portion of the South three-quarters of the South half of the Northeast quarter of Section 20, Township 25 North, Range 5 East, W.M., in King County, Washington, lying Easterly of the centerline of Burlington Northern-Santa Fe Railroad Right of Way (formerly the Northern Pacific Railroad Right of Way) and lying Westerly of the L-Line, as shown on SR 405 Northrup Interchange to N.E. 140th Street, Right of Way and Limited Access Plans, sheet 3 of 25, dated April 12, 1967.

Section 3. The following condition shall be imposed upon said property: Maximum density on this site is limited to 17 units per gross acre and a maximum of 276 units on the site.

Section 4. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 3rd day of November, 2003, and signed in authentication of its passage this 3rd day of November, 2003.

(SEAL)

Connie B. Marshall
Connie B. Marshall, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan
Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich
Myrna L. Basich, City Clerk

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